BILL GARRETT, Davidson County
Trans:T20160091271 DEEDWARR
Recvd: 10/17/16 10:45 2 pgs
Fees:13.00 Taxes:1528.10
20161017-0109351

16-L-569

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 7th day of October, 2016 by and between Mundaca Financial Services LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and Lake Forest Homes, Inc., a Tennessee Corporation, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 17, 122, 123, 124, 142, 143 and 145 on the plan of Delvin Downs, Phase 1, of record in Instrument No. 20070807-0094328, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mundaca Financial Services, .LLC by Substitute Trustee's Deed from Jackson & Associates, PC as Substitute Trustee, dated April 14, 2016, recorded April 20, 2016, of record in Instrument 20160420-0038220, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Harvest Homes, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed from Urban Land Development, LLC, a Tennessee Limited Liability Company, dated March 28, 2008, recorded April 3, 2008, of record in Instrument 20080403-0033658, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting Grantees name and lot number of record in Instrument 20081002-0100339, Register's Office for Davidson County, Tennessee.

This is [ ]improved [xx]unimproved property known as: , Nashville, TN 37211

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Mundaca Financial Services LLC, a limited liability company

By: _____
R. Douglas Cutler, Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Suzanne Thomas, a Notary Public of said State and County aforesaid, personally appeared **R. Douglas Cutler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chief Manager** of **Mundaca Financial Services LLC**, the within named bargainor, a limited liability company and that he as such **Chief Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as **Chief Manager**.

Witness my hand and seal, at office in Franklin, TN, this the 7th day of October, 2016.

Suzanne Thomas
Notary Public
My Commission Expires: 3-18-19

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

Name and Address of Property Owner:
Lake Forest Homes, Inc.
PO Box 126,
Lavergne TN 37086

Send Tax Statements to:
Lake Forest Homes, Inc.
PO Box 126,
Lavergne TN 37086

M&P's 173100C01700CO (lot 17); 173100C02300CO (lot 122); 173100C02400CO (lot 123); 173100C02500CO (lot 124); 173100C04300CO (lot 142); 173100C04400CO (lot 145); 173100C04600CO (lot 143)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $413,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

R Douglas Cutler
Affiant

Sworn to and subscribed before me, a Notary Public, this 7th day of October, 2016.

Suzanne Thomas
Notary Public

SUZANNE THOMAS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
March 18, 2019
COUNTY OF RUTHERFORD

My Commission Expires: 3-18-19
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
16-1-569